

PACES CLUB HOMEOWNERS ASSOCIATION, Inc.  
Board of Directors

Meeting Minutes  
For Regular Board of Directors Meeting

Date: January 10, 2009 Time: 4:00 pm  
Location: 4425 Sugar Maple Drive

Attendees: Chuck Jones (President)  
Kelly Simcox (Vice-President)  
César Zapata (Secretary)  
Rich Miller (Treasurer)  
Michelle Goodsite (Member-at-Large)  
Marianne Walker (Riverside Management)  
Lisa Cherry (Riverside Management)

Quorum: 5 of 5 Directors present, quorum requirements met.

Call to Order by Chuck Jones, President – 4:06 pm

**Old Business**

Minutes

- Board of Directors (BOD) approved the 12/07/08 and 12/16/08 minutes. César will email the minutes to Chris to post in Paces Club's website.

Treasurer's Report

- Need to do a reserve study to establish a reserve fund. Reserve fund will cover major maintenance work (resurfacing tennis courts, resurfacing pool, major landscape work, major clubhouse maintenance work, etc.). Riverside will get three quotes for a company to do a reserve study.
- Riverside provided December's financial statements.
- Riverside will provide the next financial statement on February 10, 2009, and will include information about annual assessment payments.

Status of Civil Action (lawsuit against previous BOD member) and Criminal Investigation

- A mediation meeting was held on Thursday, January 8, 2009, to try to reach a settlement.
- Will provide an update to the community of the mediation meeting results in the next newsletter.
- Residents can follow the lawsuit in the Cobb County Court Records website:  
<http://www.cobbsuperiorcourtclerk.org/courts/> OR  
<http://www.cobbsuperiorcourtclerk.org/scripts/courtsev.dll/CivilDetail?caseno=08104215>

### Newsletter

- Next newsletter will inform the community of architectural issues, architectural and landscape expectations for the upcoming year, and provide an update of the Civil Action and Criminal Investigation of previous BOD member.
- BOD decided to do quarterly newsletters this year, but would like to move towards communicating in an electronic form rather than paper newsletters to reduce mailing and copying costs.
- Would like residents to send their email to the BOD so we can communicate electronically.
- Residents should continue to use the website to stay informed.
- Newsletter schedule: January, April, July, and October.

### Calendar of Activities

- Easter Egg Hunt (04/11/09), Garage Sale (05/02/09), Pool Opening and Party (05/09/09), 4<sup>th</sup> of July (07/04/09), Luau Party (09/12/09), Pool Closing (09/19/09), Garage Sale (10/03/09), Halloween (10/31/09).

### Paces Club in Facebook

- César created a Paces Club group in Facebook to put residents in contact with each other and provide a way for residents to express their views, provide ideas, etc. The website address is: <http://www.facebook.com/group.php?gid=40346242345>

### **New Business**

#### Projects for the Community

- Developed a list of projects for the community. The BOD will prioritize this list in the near future. Some prioritization will be done after the reserve study. BOD will review list and add items if needed.

#### Architectural Issues

- Riverside provided a list and photos of properties with possible architectural violations.
- Riverside will send violation letters to several properties in violation of covenants.
- Will get contractor to fix problems with the stormwater structure at the lake.

#### Next BOD Meeting

- February 14, 2009, at Kelly Simcox, 4319 Sugar Maple Chase.

#### Adjournment – 6:10 pm

Respectfully submitted,

César Zapata, Secretary